

**274 Webbers Creek Road, Paterson, NSW 2421**



**Other For Sale**

Friday, 19 January 2024

274 Webbers Creek Road, Paterson, NSW 2421

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 18**

**Area: 28 m2**

**Type: Other**



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## Expressions of Interest

Set back from the road and presented to the market for the first time in 48 years, this tightly held, 71 acre drought proof cattle farm is not only income producing but a beautiful retreat away from the busy city or suburban life. 2wd accessible and with roadside access you will make your way to the property's farmhouse via the tree lined driveway, past the manicured gardens, charming fig trees & stunning rural outlook. You will instantly see the love, dedication and passion that has gone into this property over the years. Whether you're wanting to run cattle, have horses, run a business or simply enjoy the peaceful lifestyle, this property is not one to miss.

**HOMESTEAD** This delightful 4 bedroom, 2 bathroom home was originally completed in 1983 and has had some renovations as well as a new roof & new solar hot water installed only 12 months ago along with 10kw of solar installed in 2021. The property has mains power, septic transpiration & tank water comprising of 2x 26,000L tanks & a 19,000L tank. The council rates are \$738 per quarter. The home has both formal & informal living & dining spaces with parquet flooring to the main living areas & carpet to the formal lounge & dining areas. A spacious functional kitchen not only overlooks the manicured gardens & thriving grape vines that wrap around the verandah but also features tassy oak timber cabinetry, plenty of bench space, a dishwasher, island bench with electric cooking & walk in pantry. As you enter the hallway to the bedrooms the stunning, hardwood timber flooring & high ceilings are sure to impress! All bedrooms are generous in size, feature Built in robes and the master positioned next to the main bathroom which has been renovated with a beautiful deep soak bath, oversized frameless shower & large vanity. All bedrooms have rural outlooks and there is a second bathroom located in the laundry – perfect for those coming out of the pool. Perfect for family BBQ's this property has an enclosed alfresco area which opens out onto the manicured backyard, inground swimming pool and outdoor BBQ area. For those who like to enjoy an afternoon beverage after running the farm you will love the built in Tasmania Black Wood bar which provides the perfect setting for a Friday night scotch or two. The home has ducted air-conditioning, gas heating & a Combustion woodfire for all year-round comfort. The farm house has beautiful gardens and wrap around verandah's to 2 sides of the home which are ideal when enjoying your morning cuppa in the sun or feeding the king parrots of an afternoon. If you have children, they will love feeding the big goldfish in the pond.

**FARM GROUNDS** Currently run as an angus cattle farm this property which is ex dairy land has comfortably run 30-40 head of cattle divided between 3 paddocks with 90% cleared airable area. The grounds are pasture improved as the current owner has fertilized this property over the years with chicken litter, has grown his own oats & rye to feed and bale for the cattle. The grounds are fully fenced with timber posts, star pickets, barb & wire. The property has a second roadside entrance for the cattle trucks with a holding yard, timber & steel cattle yards/crush & loader.

**IRRIGATION & WATER** The property has 2 dams providing water for the cattle and 1 which is constantly topped up by a registered, solar run 55m bore producing consistent water into the dam. Both dams irrigate, one for the house grounds & one for the farm. The property also has irrigation throughout the centre of the property and to the paddock areas with 5 lines of pot irrigation with 9 hydrants on each line which can be moved throughout the grazing paddocks.

**SHEDDING** The farm has an electric door 4 bay garage for the cars along with an additional 3 car carport. In addition to this there is a second single roller door 11.6mx3.8m garage previously used for a helicopter but would be suitable for a caravan or boat as well as a 9.6mx3.5m man cave. For those who plan on running a business, the workshop is perfect for your mechanical or farm needs. The workshop was built in 2000 and measures 15m x 12m with a concrete slab, ability to have a hoist, power and is currently running as a workshop for the farm & business. There is also an additional 4 bay 22mx12m carport suitable for storing machinery. For your mechanical servicing the property also has an external mechanical servicing pit. Its not often a property of this scale and opportunity with such rich grazing land is offered to the market. If this sounds like the property for you, I would recommend inspecting asap. This property is located minutes to Paterson's Village, Shops, IGA, Butcher & The Paterson River for those who like to kayak or fish. Situated 22 minutes to Greenhills Shipping Centre at East Maitland or the new Maitland Hospital, 38 minutes to Newcastle Airport, 1 hour to Newcastle & 2.5 hours to Sydney. Expressions of Interest Expire on 20th February 2024\*

This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.